

**Staff Comments for the  
DESIGN REVIEW BOARD  
May 8, 2014**

**1117 Savannah Highway - Starbucks**

**Staff Comments:**

1. The most important issue to be resolved is the shift in the property line as well as agreements for utility work on neighboring properties. Any approvals will be based on the assumption that this will occur.
2. Staff has worked with the applicant to get the building up on the street with its long face paralleling the highway and parking behind. It can't get closer to the corner due to stacking requirements by TRC for the drive-thru.
3. Site circulation is difficult with conflicts between vehicular and pedestrian.
4. The ordering kiosk should be screened and the dumpster would be better located to the east away from the drive-thru and the street.
5. The service door facing Farmfield Ave. is unfortunate. It would be preferable if the outdoor seating shown on the opposite side could be located here as it would be more pleasing. If not a masonry wall should be provided to screen this area. This should be re-studied.
6. Staff suggested to the applicants providing a wall along Savannah Hwy. and piers and a hedge along the side street. This should be provided.
7. Materials are not well-defined including awnings.
8. Brick colors should be re-studied to be more compatible with each other and with the context.
9. Mechanical equipment needs to be shown on the plans.
10. Signage is limited by Zoning. Signage should be submitted separately as a comprehensive detailed package. We do not recommend "Drive-thru" signs on the building.
11. Lighting should be identified and product cuts provided at the next review.

**Staff Recommendation:**

"Deferral", with the property line and utility issues resolved, and items re-studied as mentioned.

**1535 Savannah Highway**

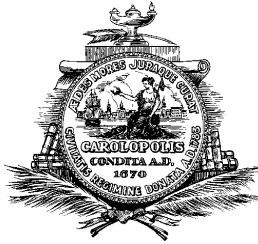
**Staff Comments:**

1. Existing Building:
  - a. Staff recommended consideration of a screen wall in front of the existing building to create a backdrop for the property and the new building, and because much of what will face the street is utilitarian in nature (eg. garage doors, high windows, hollow metal doors, bollards). Alternatively dense landscaping of sufficient height to mask the building with selective openings for the Collision Center and Offices could work.
  - b. Garage doors and bollards need to be upgraded in quality as there are a great number proposed for the project.
2. Site:
  - a. The new building is surrounded by concrete and needs to be softened.
  - b. The future building should be moved up to the road.
  - c. There is not enough information to understand and evaluate the landscaping and hardscape. Provide larger scale drawings with materials identified for the next review.
  - d. The large building sign on the corner needs to be eliminated.
  - e. Provide a site wall along the street. One shows in one of the renderings

- but not on the site plan. The plaza needs refinement.
  - f. Describe extent of new paving vs. existing paving.
  - g. Bollard fencing, including the sliding gate, is inappropriate and should be removed.
  - h. Access to the service bays of the new building would work better from the rear.
  - i. The dumpster enclosure should be a combination of masonry and metal or wood gates. Split-face block is also not appropriate.
3. New Building:
- a. Materials of the new building are of good quality, but there is very little relationship between the quality of the new building and the existing building.
  - b. The “Hyundai” sign on the building seems over-scaled and should be re-studied.

**Staff Recommendation:**

1. “Deferral” for re-study of items noted.



MEMBERS PRESENT: BILL MARSHALL, MICHELLE SMYTH, JEFF JOHNSTON,  
STAFF: DENNIS DOWD, DEBBI RHOAD HOPKINS  
CLERK: PEGGY JORDAN

AGENDA

**DESIGN REVIEW BOARD**

MAY 8, 2014

5:00 P.M.

75 CALHOUN STREET

**1. 1117 Savannah Highway – TMS# 349-08-00-007**

**App. No. 145-08-1**

Request Conceptual approval for new construction of a drive through coffee shop as per documentation submitted.

Owner: Ravenel Properties  
Applicant: Soos & Associates, Inc.  
Neighborhood: None

MOTION: Deferral – address staff comments Numbers 1-11, reconsidering choices of landscaping and bolder color choices.

MADE BY: J.Johnston SECOND: M.Smyth VOTE: FOR 5 AGAINST 0

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**2. 1535 Savannah Highway –  
TMS# 349-01-00-021, 027, 057**

**App. No. 145-08-2**

Request Conceptual approval for new construction of an automobile dealership and renovation of an existing building as per documentation submitted.

Owner: Hendrick Automotive Group  
Applicant: Redline Design Group  
Neighborhood: None

MOTION: Deferral – address staff comments Numbers 1B, 2A-I, 3A & B, and Board comments.

MADE BY: J.Johnston SECOND: M.Smyth VOTE: FOR 5 AGAINST 0

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In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.